

TOK ROCKY MOUNTAIN BUS. PARK

OFFICE, RETAIL, OR RESTAURANT CONDO FOR SALE/LEASE | 1119 E. STATE ST. (BLDG. 1) | EAGLE, ID 83705

COMMERCIAL



PRICE IMPROVEMENT!

CONTACT

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HIGHLIGHTS

Quality Eagle office condo for sale or lease.

Solar panels, worth \$100,000, are included in the sale price, producing an additional savings of ~\$8,000 per year on power bills.

Convenient location to access all of Eagle's surrounding services.

Excellent potential for retail uses.

DETAILS

AVAILABLE SPACE:	Ste. 150/160
SPACE SIZE:	8,821 SF (Gross Leasable)
DEMISING SIZE:	3,425 - 5,396 SF
LEASE RATE:	\$22.00 SF/yr
LEASE TYPE:	Full Service Excluding Janitorial
SALE PRICE:	\$2,550,000 - Price Reduced!
PRICE PER SF:	\$289.00/SF
AVAILABLE:	Immediately

UPDATED: 1.22.2026

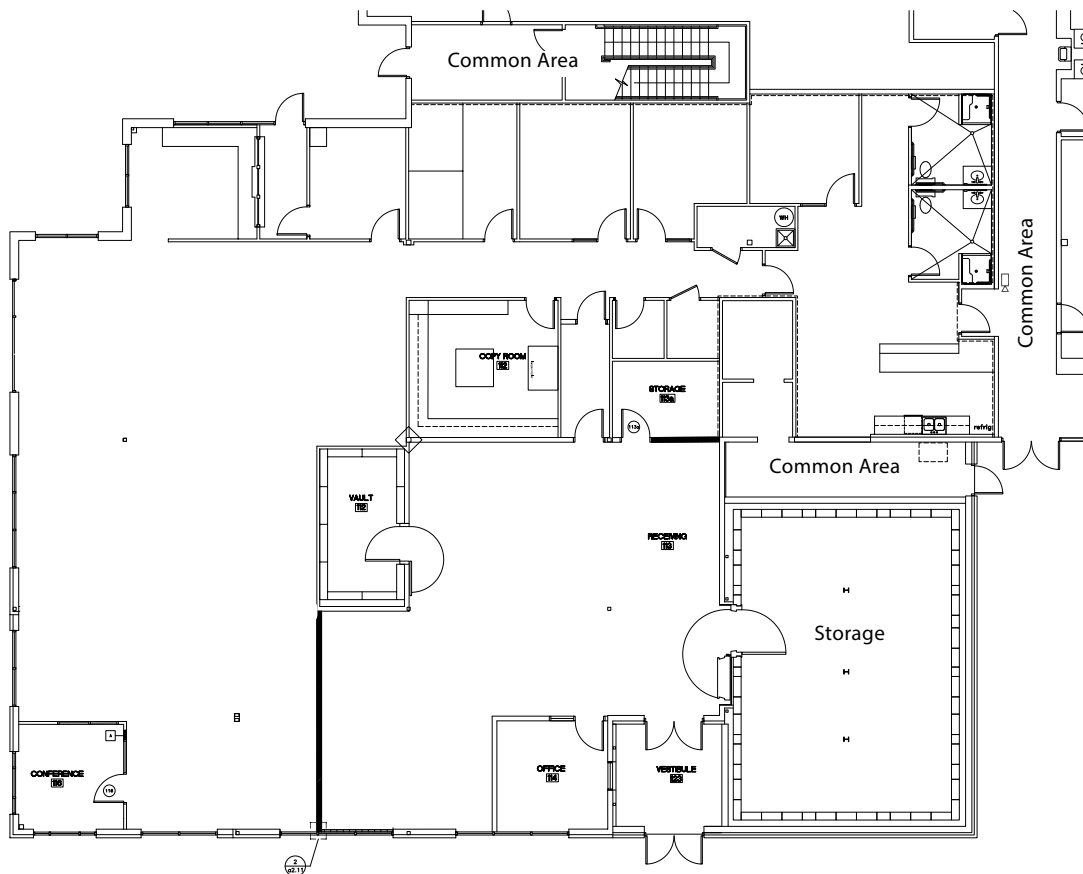
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SUITES 150/160

CONDO SIZE:	8,821 SF (Gross Leasable)
SALE PRICE:	<i>Price Reduced!</i> \$2,550,000 (\$289.00/SF)
LEASE RATE:	\$22.00 SF/yr
LEASE TYPE:	Full Service Excluding Janitorial

- Originally constructed for restaurant uses with patio seating
- Formerly used as a precious metals storage, brokerage, and distribution
- Multiple large offices, conference rooms, and open office areas

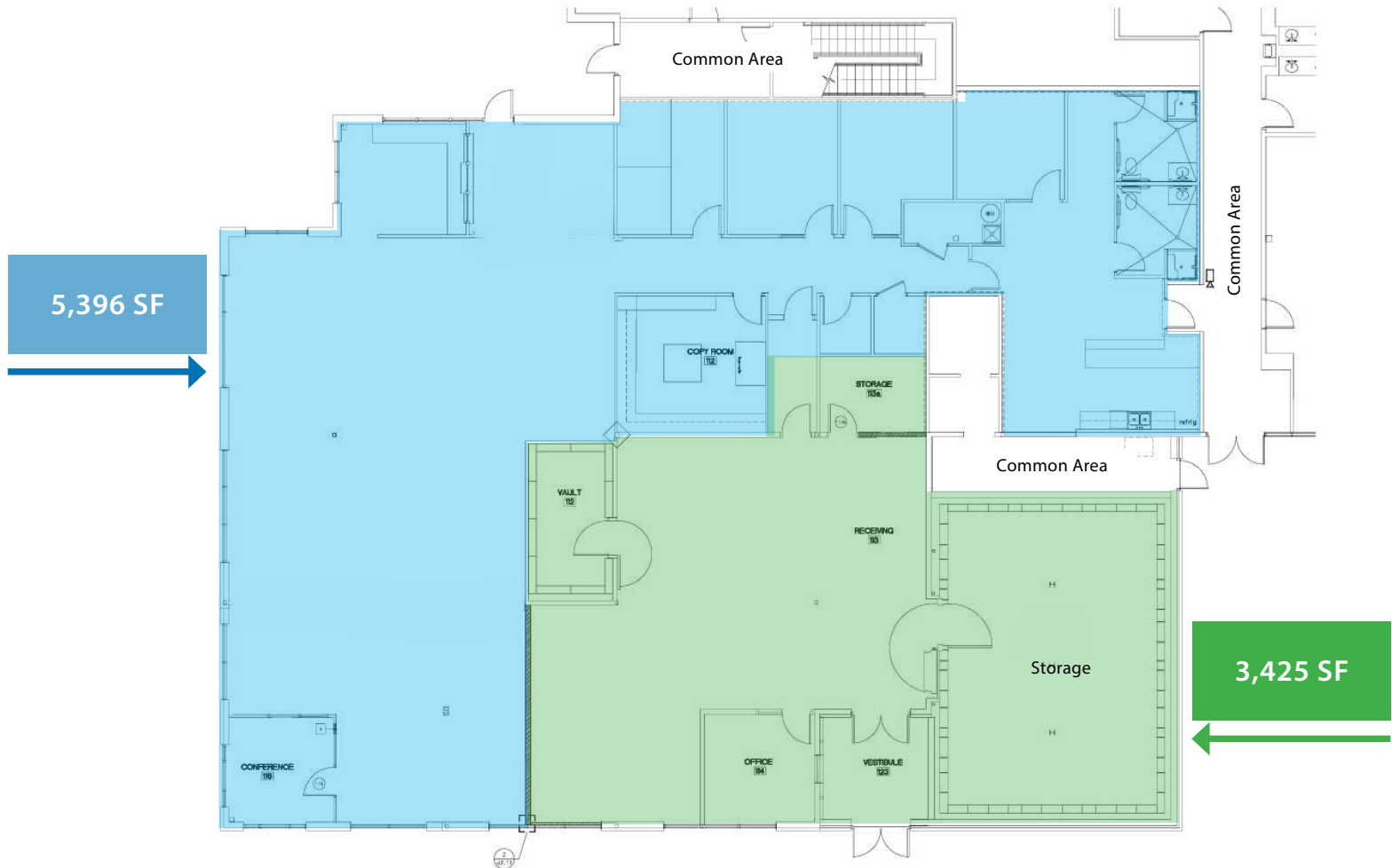
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DEMISING OPTION



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EAST END RIVERSIDE

Starbucks Coffee, Caci, Tazikis, Jolines, Tropical Smoothie Cafe, model home FURNISHINGS, reclaimed interiors, ETC EAGLE TENNIS CLUB

33,877 VPD



IRON EAGLE DR

EDGEWOOD LN / STATE ST

Mountain West Bank, CALIBER COLLISION, Les Schwab, The Perks of Life, TATES RENTS, CROSSFIT STATION, Green Garden

STATE ST / HWY 55



PLAZA DR

First Interstate Bank, EAGLE ULTIMATE FITNESS, The Schnitzel Garten, AIE SUSHI BAR

MONEY METALS[®]
Low Prices. Fast Shipping. Mail Trusted.

4,635 VPD



POPULATION
145,318
5 MI. RADIUS

HOUSEHOLDS
56,703
5 MI. RADIUS

MEDIAN HOUSEHOLD INC.
\$105,787
5 MI. RADIUS

4.5% POPULATION GROWTH RATE!
5-YEAR PROJECTION

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EAST END RIVERSIDE

STARBUCKS COFFEE CACI TAZIKI'S JOLINES
TROPICAL SMOOTHIE CAFE model home | FURNISHINGS
reclaimed interiors ETC EAGLE TENNIS CLUB



31,000 VPD
STATE ST / HWY 55

EAGLE RIVER

HILTON GARDEN INN IDAHO PIZZA PET IQ
MOUNTAIN AMERICA WENDY'S THE GRIDDLE
SAINT ALPHONSUS MEDICAL GROUP WESTMARK CREDIT UNION

MOLINARI PARK TOWNHOMES



EAGLE PAVILION

ALBERTSONS D.L. EVANS BANK UPS
SINCLAIR TSO CAFE RIO FLYING PIE PIZZERIA

E. STATE STREET

EAGLE ROAD

DOWNTOWN EAGLE

McDonald's EAGLE RIVER COFFEE WELLS FARGO PAPA MURPHY'S BRICKKNOWLOGY

EAGLE PLAZA

Wegmans Primary Health ZAMZOWS